| 101.0 | 0006 | 0007.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 638,500 / 638,500 |
| | | | | | USE VALUE: | 638,500 / 638,500 |
| | | | | | ASSESSED: | 638,500 / 638,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 6 | | GREELEY CIR, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | SOUSA LAURA J |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 6 GREELEY CIRCLE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | NERI ARMAND - |
| Owner 2: | NERI DOROTHY M - |
| Street 1: | 6 GREELEY CIRCLE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .144 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Aluminum Exterior and 1380 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6290.000 | 212,400 | | 426,100 | 638,500 |
| Total Card | 0.144 | 212,400 | | 426,100 | 638,500 |
| Total Parcel | 0.144 | 212,400 | | 426,100 | 638,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.68 | /Parcel: 462.68

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 65477

**GIS Ref**

**GIS Ref**

**Insp Date** 08/08/18

!8124!

## PREVIOUS ASSESSMENT

Parcel ID: 101.0-0006-0007.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 212,400 | 0 | 6,290. | 426,100 | 638,500 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 204,900 | 0 | 6,290. | 426,100 | 631,000 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 204,900 | 0 | 6,290. | 426,100 | 631,000 | 631,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 218,300 | 0 | 6,290. | 432,200 | 650,500 | 650,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 218,300 | 0 | 6,290. | 322,600 | 540,900 | 540,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 218,300 | 0 | 6,290. | 292,200 | 510,500 | 510,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 218,300 | 0 | 6,290. | 280,000 | 498,300 | 498,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 181,800 | 0 | 6,290. | 237,400 | 419,200 | 419,200 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 06:46:36 |

**LAST REV**

| Date | Time |
|---|---|
| 08/29/18 | 10:33:05 |
| apro | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8124

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| NERI ARMAND | 1274-135 | | 9/19/2003 | | 430,000 | No | No | | |
| NERI ARMAND | 1090-141 | | 1/24/1992 | | 1 | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 1/27/2011 | 54 | New Wind | 6,875 | | | | | REPL 1 WINDOW |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 8/8/2018 | MEAS&NOTICE | CC | Chris C |
| 12/5/2008 | Meas/Inspect | 345 | PATRIOT |
| 2/15/2004 | MLS | HC | Helen Chinal |
| 10/22/1999 | Meas/Inspect | 256 | PATRIOT |
| 7/27/1991 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 65477 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6290 | | Sq. Ft. | Site | | 0 | 70. | 0.97 | 5 | | | | | | | | | 426,092 | | | | | | 426,100 | |

| Total AC/HA: | 0.14440 | Total SF/SM: | 6290 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 426,092 | Spl Credit | | Total: | 426,100 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 21 - Split Level | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 3 - Aluminum | | |
| Sec Wall: | 2 - Clapboard | 10 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1959 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 100.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 134.987 |
| Other Features: | 87250 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 307769 |
| Depreciation: | 95409 |
| Depreciated Total: | 212361 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

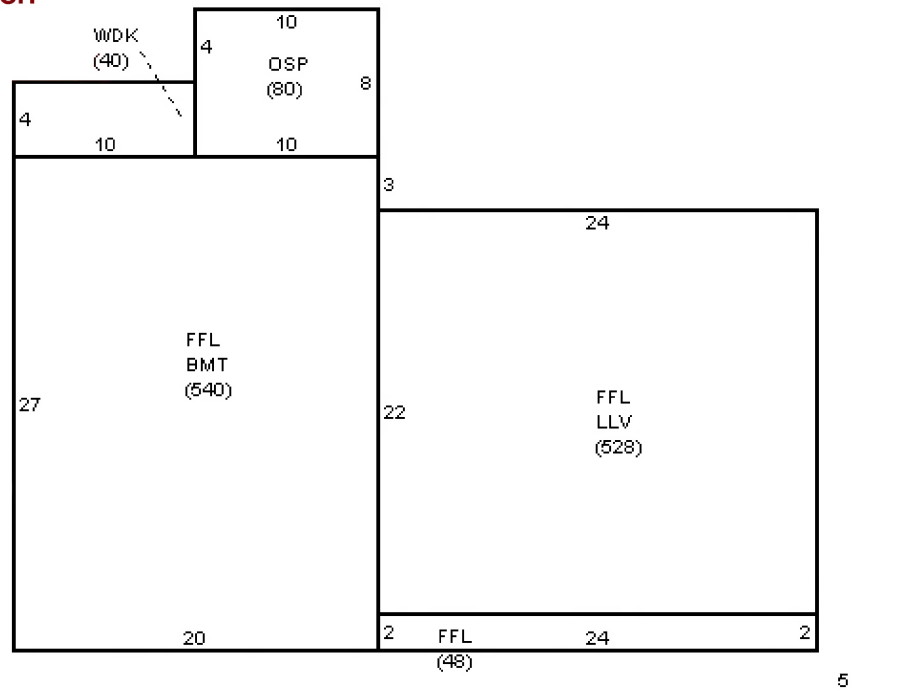
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 134.99 |
| Special Features: | 0 | Val/Su Net: | 92.19 |
| Final Total: | 212400 | Val/Su SzAd | 190.32 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,116 | 134.990 | 150,645 |
| BMT | Basement | 540 | 40.500 | 21,868 |
| LLV | Lower Level | 528 | 83.520 | 44,100 |
| OSP | Screen Porch | 80 | 40.830 | 3,267 |
| WDK | Deck | 40 | 16.000 | 640 |

| Net Sketched Area: | 2,304 | Total: | 220,520 |
|---|---|---|---|
| Size Ad | 1116 | Gross Area | 2304 | FinArea | 1380 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| LLV | 100 | FLA | 50 | C | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

101.0-0006-0007.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|